

**Loudoun County School Board**  
**Commission Permit and Special Exception Statement of Justification**  
**Elementary School and Middle School at Grubb Property**

**November 6, 2006**  
**Revised December 18, 2006**  
**Revised April 27, 2007**

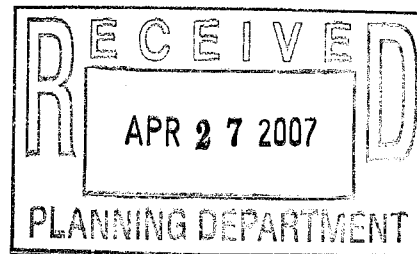
**PROPOSAL**

The Loudoun County School Board (LCSB) seeks approval of a Commission Permit and Special Exception to allow an elementary school and a middle school on a 104+/- acre property that is zoned AR-1, Agricultural Rural-1, with a small area of FOD, Floodplain Overlay District. The property is located to the east of Hillsboro, north of Route 9, on the east side of Route 611 and to the west of Route 287 on John Wolford Road. The property is more particularly described as MCPI 447-40-1217, 447-39-2786, and 447-40-7740 and is situated in the Blue Ridge Election District.

It is proposed to locate both an elementary and middle school on this property with the associated recreational facilities and on-site sewer and water facilities. The Loudoun County Public Schools program for an elementary school includes a building of approximately 91,000 square feet with a student capacity of 875 and two recreational playing fields for soccer and softball. The middle school would provide a building of approximately 170,000 square feet with a student capacity of 1350 and three recreational playing fields (two soccer and one softball).

LCPS has the Grubb property under contract. Prior to purchasing the property, LCPS desires to obtain legislative approvals for the proposed school use. The contractual closing date is July 2007. The FY 2007-12 LCSB Capital Improvements Program projects a future western Loudoun area elementary school (ES-25) for the Fall of 2012 and a future middle school (MS-10) for the Fall of 2015. Student population growth could bring these schools on line sooner or later.

This property was recently remapped to AR-1 as a part of the County Rural Remapping and requires a special exception for the school use.



**COMMISSION PERMIT AND SPECIAL EXCEPTION FACTORS FOR  
CONSIDERATION:**

**The checklist for a Commission Permit requires a Statement of Justification that details the proposed use. Central to the review of a Commission Permit is the need to establish that the use is consistent with the applicable comprehensive plan policies. The factors for consideration of a special exception include review of the comprehensive plan policies along with various other factors. In order to provide a detailed description of this proposal, an analysis of the project in relation to Section 6-1310, special exception issues for consideration, of the Ordinance is provided.**

**(A) Whether the proposed commission permit is consistent with the  
Comprehensive Plan.**

The subject property is designated as Rural Policy Area under the Revised General Plan (The Plan). The Rural Policy Area encompasses all of the western part of the County outside of the Towns and Joint Land Management Areas. The policies for this Area promote a rural character and rural quality of life while ensuring fundamental service needs of the population are met. The school policies provide that public school sites should be located at the focus of the attendance area and provide safe and convenient access for students. Whenever possible, the Plan provides that new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, Towns, and Joint Land Management Areas. The proposed school site is east of Hillsboro, between the towns of Purcellville and Lovettsville. The property is well positioned to serve the northern portion of the Rural Area with convenient access from Route 287, via John Wolford Road, and from Route 9, via Route 611. It is anticipated that these schools will serve students north of Route 9. It is proposed that the initial development of the elementary school would be accessed from John Wolford Road. When the middle school is constructed, access from Route 611 would be added.

The Plan provides guidelines for development in accord with Conservation Design. Chapter 5 of the Plan identifies four components of the Green Infrastructure to be considered as a part of Conservation Design:

Group One/Natural Resource Assets. The proposed site is predominately open agricultural fields with wooded fencerows. There is a stream corridor, an unnamed tributary of Catoctin Creek, along the northernmost portion of the

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site. This area is predominately within the major floodplain overlay district. There is a small area of minor floodplain at the property's western edge, along Route 611. The topography is gently sloping with a small area of moderately steep slopes near the floodplain. Overall, the physical characteristics of the site are well suited for the proposed school use.

As a part of the feasibility review conducted by LCPS the following studies have been performed on the property:

- ▶ Waters of the U. S. Delineation by Wetland Studies and Solutions, dated April 25, 2006. This study determined the boundaries of the jurisdictional wetlands and other waters of the U.S. There are limited wetland areas on the site, predominately in the northeast portion of the site. No wetlands will be impacted as a result of the proposed development. The wetlands study is provided with the application submission.
- ▶ Endangered and Threatened Species Habitat Evaluation and Rare Plant Species/Community Assessment, by Wetland Studies and Solutions, dated April 26, 2006. The study found there is very low probability for these species on the property. The study is provided with the application submission.
- ▶ Tree Stand Evaluation by Wetland Studies and Solutions, dated May 1, 2006. Trees on the site are associated with fence rows, field borders, riparian corridors along streams and floodplains and the abandoned residential/farmed area. The majority of the site is open field. The treed areas are along the edges of the site. A copy of the tree evaluation is provided with the application submission.

The property is not adjacent to any scenic rivers, does not possess limestone conglomerate area or mineral resources. No adverse impact to groundwater is anticipated. The project will utilize on site water and wastewater treatment facilities which will be regulated by the Health Department and the Loudoun County Sanitation Authority. Development will be accomplished in accord with the County regulations and development standards.

Group Two/Heritage Resource Assets. A Phase I Archeological Investigation was conducted on the property by Thunderbird Archeology, dated May 2006. One site identified on the property is recommended for a Phase II evaluation or avoidance. Because the identified site is within a delineated wetlands area, the

site will be avoided. The Phase I study is provided with the application submission.

Group Three/Open Space Assets. The development of this property for an elementary school and a middle school will include significant open space assets. The Plan recognizes public school sites as an element of the County's Green Infrastructure system. Facilities provided at the school site will afford active recreational opportunities for the community.

Group Four/Complementary Elements. Development will comply with the County's standards for air quality, light and noise. No adverse impacts are anticipated. The fields at elementary and middle schools are not lighted.

Building lights will be cutoff and fully shielded lighting fixtures, directed inward and downward toward the interior of the property.

In summary, the proposed school site is consistent with the Plan policies and will meet a critical school service need.

**(B) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL  
ADEQUATELY PROVIDE FOR SAFETY FROM FIRE HAZARDS  
AND HAVE EFFECTIVE MEASURES OF FIRE CONTROL.**

The proposed schools will be constructed to meet required building safety codes, including the provision of a sprinkler system. Fire protection services will be provided by the volunteer fire companies serving the area. Initial access to the site will be from Route 287 via John Wolford Road with added access from Route 9 via Route 611 when the middle school is constructed. Until the middle school is constructed, emergency access from Route 9 via Route 611 will be provided.

**(C) WHETHER THE LEVEL AND IMPACT OF ANY NOISE  
EMANATING FROM THE SITE, INCLUDING THAT GENERATED  
BY THE PROPOSED USE, NEGATIVELY IMPACTS THE USES IN  
THE IMMEDIATE AREA.**

Noises associated with the proposed school use will include the dropping off and picking up of children and outside sports activities. The playing fields are

not lighted and, as such, use will be limited to daylight hours. When not utilized for school purposes, the playing fields may be utilized by Parks and Recreation. The subject property is 104+/- acres in size. Surrounding land uses are predominately large single family residential lots. Residential uses to the north will be separated from the school use by the existing natural floodplain and vegetation. There is an existing tree line along the southern property line. Residences to the west across Route 611 and to the east will be separated from the school buildings by playing fields and open areas. In addition, landscape buffers will be provided along the east and west property boundaries. No adverse impact is anticipated.

**(D) WHETHER THE GLARE OR LIGHT THAT MAY BE GENERATED BY THE PROPOSED USE NEGATIVELY IMPACTS USES IN THE IMMEDIATE AREA.**

Lighting for the schools will be provided for visibility in the parking areas and around the school buildings for safety and security purposes. The ball fields will not be lighted. Lighting will be cutoff and shielded, directed inward and downward toward the interior of the property. Development of the property will comply with the lighting standards of Section 5-1504. No adverse impact is anticipated.

**(E) WHETHER THE PROPOSED USE IS COMPATIBLE WITH OTHER EXISTING OR PROPOSED USES IN THE NEIGHBORHOOD, AND ADJACENT PARCELS.**

The proposed school use will be compatible with the surrounding large lot residential uses. The property is 104 acres in size providing more than adequate room for the desired use and providing ample separation from adjacent properties. As noted in (C ) above the existing natural features, including the floodplain area to the north and the existing tree line to the south, will afford excellent buffering along these property boundaries. Landscape buffers will also be provided along the eastern and western property boundaries. The surrounding homes have substantial set back from Route 611 and the school property lines. School use is generally considered to be a compatible use in residential areas.

**(F) WHETHER SUFFICIENT EXISTING OR PROPOSED LANDSCAPING, SCREENING AND BUFFERING ON THE SITE AND IN THE NEIGHBORHOOD WILL ADEQUATELY SCREEN SURROUNDING USES.**

Yes, please refer to (C) and (E) above.

**(G) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL RESULT IN THE PRESERVATION OF ANY TOPOGRAPHIC OR PHYSICAL, NATURAL, SCENIC, ARCHAEOLOGICAL, OR HISTORIC FEATURE OF SIGNIFICANT IMPORTANCE.**

The site is predominately an open agricultural field with wooded fencerows. The proposed development of the property will retain the tree line along the southern property boundary and the tree line along the floodplain in the northeastern portion of the site. The Phase I Archaeological Investigation identified a potential archeological site in the northeastern portion of the property which will be avoided.

**(H) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL DAMAGE EXISTING ANIMAL HABITAT, VEGETATION, WATER QUALITY (INCLUDING GROUNDWATER) OR AIR QUALITY.**

No damage to animal habitat, vegetation, water quality or air quality is anticipated. The property has been farmed for a number of years and is in open farm fields. The Rare and Endangered Species analysis of the site found low probability for any rare or endangered species. The school will utilize on-site water and wastewater systems which will be constructed and maintained in accord with the requirements of the Health Department and LCSA.

**(I) WHETHER THE PROPOSED SPECIAL EXCEPTION AT THE SPECIFIED LOCATION WILL CONTRIBUTE TO OR PROMOTE THE WELFARE OR CONVENIENCE OF THE PUBLIC.**

This property will provide an excellent location for the proposed elementary and middle school. These schools are needed to serve the growing population of western Loudoun. The site's proximity to Route 9 and Route 287 and the Towns of Hillsboro and Lovettsville will provide a convenience to the student population and promote the overall welfare of the public.

**(J) WHETHER THE TRAFFIC EXPECTED TO BE GENERATED BY THE PROPOSED USE WILL BE ADEQUATELY AND SAFELY SERVED BY ROADS, PEDESTRIAN CONNECTIONS AND OTHER TRANSPORTATION SERVICES.**

Access to the site is available from Route 611 and John Wolford Road. It is proposed to access the initial development of the elementary school from John Wolford Road. When the middle school is constructed, access via Route 611 will be added. Improvements to these roads will afford safe access to the proposed schools. A detailed traffic analysis has been prepared for the proposed uses and provided with this application submission.

**(K) WHETHER, IN THE CASE OF EXISTING STRUCTURES PROPOSED TO BE CONVERTED TO USES REQUIRING A SPECIAL EXCEPTION, THE STRUCTURES MEET ALL CODE REQUIREMENTS OF LOUDOUN COUNTY.**

None of the existing structures are proposed to be converted to school use.

**(L) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL BE SERVED ADEQUATELY BY ESSENTIAL PUBLIC FACILITIES AND SERVICES.**

Access to the property is available through Purcellville Road and John Wolford Road. Police protection will be provided by Loudoun County and Fire and Rescue Services will be provided by the volunteer system and the County

**(M) THE EFFECT OF THE PROPOSED SPECIAL EXCEPTION ON  
GROUNDWATER SUPPLY.**

A preliminary hydrogeologic evaluation for this site has been prepared by Triad Engineering and is dated November 1, 2006. This study has been submitted to the Health Department for their review. The study includes an evaluation of groundwater quality and potential risks to groundwater quality and quantity. A water budget has been prepared taking into account both the median annual water recharge and drought conditions. Utilizing a conservative water needs calculation and a drought recharge, the estimated water recharge is significantly in excess of water extraction, even in drought conditions. Utilization of water and wastewater facilities that have been approved by the Loudoun County Health Department will result in no adverse impact to the groundwater supply.

**(N) WHETHER THE PROPOSED USE WILL AFFECT THE  
STRUCTURAL CAPACITY OF THE SOILS.**

Construction in compliance with the requirements of the County's Facilities Standards Manual will ensure adequate structural capacity is maintained for the proposed use.

**(O) WHETHER THE PROPOSED USE WILL NEGATIVELY IMPACT  
ORDERLY AND SAFE ROAD DEVELOPMENT AND  
TRANSPORTATION.**

A detailed traffic analysis has been prepared for the proposed use. With recommended transportation improvements, the proposed schools will be safely served and will result in the orderly development of the transportation network. Please reference the traffic analysis for the property.



**(P) WHETHER THE PROPOSED SPECIAL EXCEPTION USE WILL PROVIDE DESIRABLE EMPLOYMENT AND ENLARGE THE TAX BASE BY ENCOURAGING ECONOMIC DEVELOPMENT ACTIVITIES CONSISTENT WITH THE COMPREHENSIVE PLAN.**

The availability of an excellent education system and adequate facilities to serve the student population will promote the location of businesses to Loudoun County, thereby positively influencing employment opportunities and economic activity. The proposed elementary school will provide approximately 90 jobs and the middle school will provide approximately 140 jobs.

**(Q) WHETHER THE PROPOSED SPECIAL EXCEPTION CONSIDERS THE NEEDS OF AGRICULTURE, INDUSTRY, AND BUSINESSES IN FUTURE GROWTH.**

Reference (P) above.

**(R) WHETHER ADEQUATE ON AND OFF-SITE INFRASTRUCTURE IS AVAILABLE.**

The site's infrastructure needs will be met through a combination of on and off site facilities. Water and wastewater needs will be met by on-site facilities. Greenway Engineering has conducted percolation tests on the property and prepared a preliminary engineering evaluation. Greenway Engineering has been working with the Loudoun County Health Department. The results of these preliminary investigations indicate that there is sufficient drainfield area to support the proposed elementary and middle schools. Triad Engineering has conducted a hydrogeological study on the property and identified potential well locations. Wells were installed in February and tested in April. The detailed hydrogeological report will be filed shortly.

The site has good access opportunities through John Wolford Road and Purcellville Road. A detailed traffic analysis has been filed in conjunction

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with this application. Necessary utilities (electric, telephone and gas) are available in the vicinity of the property.

**(S) ANY ANTICIPATED ODORS WHICH MAY BE GENERATED BY THE USES ON SITE AND WHICH MAY NEGATIVELY IMPACT ADJACENT USES.**

No odors are anticipated from the proposed uses on the site.

**(T) WHETHER THE PROPOSED SPECIAL EXCEPTION USES SUFFICIENT MEASURE TO MITIGATE THE IMPACT OF CONSTRUCTION TRAFFIC ON EXISTING NEIGHBORHOODS AND SCHOOL AREAS.**

LCPS will employ good construction practices to mitigate the impact of construction traffic on the surrounding neighborhood.

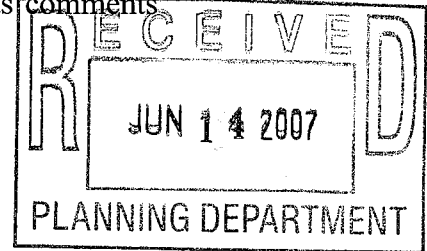
**SUMMARY**

The proposed school use is consistent with the policies of the Plan. The proposed development has taken into account the planning goals for the development in relation to the elements of Green Infrastructure and the location criteria for school sites. The proposed use is compatible with the surrounding large lot residential uses and the zoning standards of the AR-1 District. Favorable consideration of this Commission Permit Special Exception application is respectfully requested.

**Loudoun County Public Schools: Grubb Property**  
**CMPT 2006-0009 and SPEX 2006-0044**  
**Response to Referral Comments**  
**June 11, 2007**

Comments from the following agencies indicate that previous comments have been addressed and there are no further comments:

Virginia Department of Transportation  
Office of Transportation Services  
Department of Fire, Rescue and Emergency Management



**Health Department**  
**May 4, 2007**

**Comment:** The Health Department can recommend approval with conditions for the proposed special exception and commission permit:

- 1) three lots exist for this project and a lot consolidation will be required prior to issuance of a septic permit
- 2) both drilled wells that are shown are existing and should be labeled as such
- 3) Any corrections or additions requested at the State or Local level to the on-site sewage design must be completed prior to site plan approval
- 4) All GMP 101 requirements must be completed prior to permit issuance

**Response:** LCPS will comply with the recommended Health Department conditions. LCPS also recognizes that additional information for both the on-site sewage system design and the water supply system will be required prior to site plan approval.

**Town of Purcellville/Kimley-Horn Associates, Inc.**  
**May 10, 2007**

**Comment:** The Town of Purcellville has forwarded comments prepared by the Town's traffic consultant. Generally, the review found the study to be in accord with the scoping letter. The comments state that should the school boundary change and children from the Town or south of the Town attend these schools, there would be a traffic impact.

**Response:** While the boundaries for these schools have not been set, it is intended that these schools would not serve the Town of Purcellville or areas south of the Town.

**Zoning Administration**  
**May 18, 2007**

**Comment:** The Applicant states that the on-site water and waste water facilities will serve only the proposed schools. Include a note to that effect on the plat.

**Response:** The recommended note has been added to the plat.

**Comment:** The Applicant should identify the maximum square footage for the site.

**Response:** The recommended maximum square footage has been provided.

**Comment:** The Applicant states that where designated, the buffer yards shall be enhanced with a 15 foot wide evergreen buffer. However, no such enhanced buffer yard is identified on the plat. Specify the location of the enhanced buffer yard.

**Response:** The enhanced buffer yard has been more clearly identified on the plat.

**Comment:** Pursuant to the definition of "outdoor storage" the bus parking area must be enclosed by a fence, wall, landscaped berm, or other suitable and appropriate method. Label what appears to be an evergreen buffer around the bus parking area and provide details concerning the landscaping materials that will be provided.

**Response:** The proposed evergreen buffer has been more clearly delineated and described.

**Department of Building and Development, Environmental Review Team  
May 11, 2007**

**Comment:** Regarding water use, staff recommends a commitment to reduce water use for the two schools below current design assumptions, consistent with efficiency targets of between 20-40 percent, as recommended by the Leadership in Energy and Environmental Design for Schools 2007 checklist.

**Response:** LCPS is currently reviewing potential options for the reduction of water use. Additional information will be provided shortly. It is anticipated that this application would be forwarded to Committee for additional review and LCPS proposes to provide more information prior to Committee consideration.

**Comment:** Regarding energy use reduction, staff recommends further investigation into an application of geothermal design in a recently completed elementary school in Montgomery Count, MD.

**Response:** LCPS is presently researching this recommendation. It is not known whether geothermal resource would be available, efficient or practical for this school.

**Comment:** Staff recommends a commitment to reforestation similar to what is stated in SPEX 2006-0022, Western High School at Fields Farm

SPEX 2006-0044 and CMPT 2006-0009  
Grubb Property  
Response to Second Set Referral Comments

**Response:** LCPS reiterates our commitment to work with the Loudoun County Urban Forester to determine appropriate reforestation measures for the on-site stream corridor and implement a plan for restoration as a part of the development of the site.

**Comment:** Staff recommends a condition that the applicant treat stormwater runoff emanating from this site with BMP that achieve at least a 50% phosphorous removal efficiency as referenced in Table 2-3 of the Virginia Stormwater Management Handbook. Further, the BMP's shall be arrayed such that all stormwater runoff from impervious surfaces is treated. Such a condition would produce a robust BMP design while affording design flexibility (i.e. a choice or mix of infiltration BMP's and/or ponds)

**Response:** LCPS will upgrade the proposed BMP facility to be located in the northwest portion of the property from an extended detention facility to an enhanced extended detention facility, providing 50% phosphorous removal as recommended. Eighty percent of the site drains to this facility.

**Comment:** Staff recommends a condition of approval that LCPS conducts a floodplain study for this stream reach prior to or during the site plan submittal. Such a study would improve the accuracy of flood hazard information for this approximate Zone A floodplain.

**Response:** We do not believe that a detailed floodplain study of this major floodplain is necessary. The Middle School is approximately 640 feet away from the floodplain. The closest playing field is approximately 300 feet away. The water treatment facility is approximately 500 feet away from the floodplain. The closest disturbance to the floodplain is the SWM/BMP pond which has been revised and moved further from the floodplain. The SWM/BMP facility is now located approximately 140 feet from the floodplain. Since all of the proposed facilities for this school site are located at significant distances from the floodplain we do not believe that performing a detailed floodplain study would provide any additional pertinent or relevant information for the construction of the facilities. A floodplain study waiver was submitted to the Department of Building and Development and approved on May 30, 2007. A copy of the letter is attached.

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## Loudoun County, Virginia

Department of Building and Development  
1 Harrison Street, S. E., Leesburg, VA 20177-7000  
Administration: 703/777-0397 Fax: 703/771-5215

5065-01-002

RECEIVED

JUN 04 2007

BOWMAN CONSULTING  
101 South Street, SE  
Leesburg, VA 20175

May 30, 2007

Mr. Daren B. Tagg, P.E.  
Bowman Consulting Group, Ltd.  
101 South Street SE  
Leesburg, VA 20175

**RE: WAIV-2007-0066; Request Waiver of FSM Floodplain Study Requirement  
Proposed LCPS Grub Property; SPEX-2006-0044**

Dear Mr. Tagg:

This correspondence is in response to your request (attached letter dated April 25, 2007) to waive Section 5.400.B.2 of the Loudoun County Facilities Standards Manual that requires submission of a detailed floodplain study. The information you submitted for this property, on which an elementary and a middle school are proposed, identifies major floodplain in the northern portion of the property. This floodplain is designated Zone A on the FEMA National Flood Insurance Rate maps 51107C0085D and 51107C0080D dated July 5, 2001. The floodplain is part of the Lower Catoclin Creek watershed.

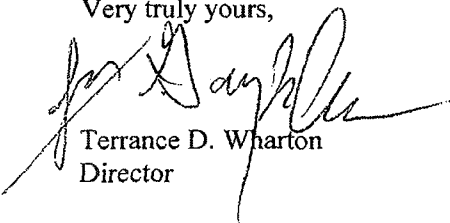
As justification for the waiver request, you have provided information in your letter and an attached plan drawing indicating that there are no proposed crossings or encroachments of floodplain and that all construction areas will be located at significant distances, both horizontally and vertically, from the floodplain. Based on this information, your waiver request is **approved**.

This determination applies solely to the referenced property and is not binding upon the County, myself as Director or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the Facilities Standards Manual, may appeal said decision in accordance with section 1.200.D of that Manual.

If you have any questions or need further assistance, please contact Glen Rubis of my staff at (703) 777-0222 or by email at [grubis@loudoun.gov](mailto:grubis@loudoun.gov).

Very truly yours,

  
Terrance D. Wharton  
Director

gr

Attachment

cc: FSM Waiver Library / Michael Salinas, Planning Department

A95

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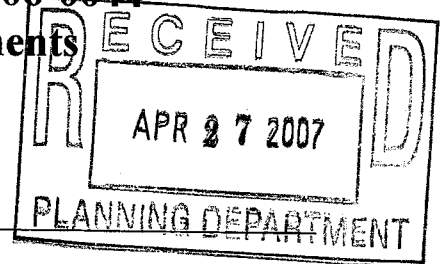


**Loudoun County Public Schools: Grubb Property  
CMPT 2006-0009 and SPEX 2006-0044**

**Response to Referral Comments**

**April 27, 2007**

**Health Department  
Comments dated January 24, 2007**



**Comment: 1. Health Department staff recommends denial. The preliminary conference has been held with the State Health Department. This office will request additional information for the design, and therefore this Department cannot comment on the proposed special exception or the actual or proposed usage.**

**Response:** The preliminary design for the wastewater treatment system was submitted to the Health Department on April 13, 2007, and a conference to review the proposed design was held with Health Department representatives on April 18, 2007. The groundwater wells were installed on February 16, 2007 and February 28, 2007. The 48 hour pump test was conducted on April 18-20, 2007. The detailed hydrogeological study that will document the results of the pump test will be submitted by the 1<sup>st</sup> of May. At that point, the Health Department should have the additional information needed to provide comment on the proposed wastewater and water sources for the proposed school site.

**Comment: 2. Three lots exist for this project and a lot consolidation will be required prior to issuance of a septic permit.**

**Response:** Acknowledged.

**Comment: 3. Drainfield sites 1 and 3 are not shown accurately. From conversations with the soil consultants, both sites can be squared off as approved areas.**

**Response:** The drainfield sites have been adjusted to be consistent with the most recent drainfield delineation for the site.

**Comment: 4. Both wells that are shown are existing and should be labeled with their appropriate well abandonment permit numbers. The well closest to Route 694 can now be labeled as an existing abandoned well (T60242430002). The well closest to Route 611 should be labeled as T60242430002.**

**Response:** The wells have been labeled on the SPEX plat as recommended.

A97

**Comment: 5.** The proposed wells have not been constructed for the proposed school(s). Therefore, the detailed hydrogeological study has not been completed. These wells should be shown on the plat and labeled with their appropriate permit numbers (Well 1=T60242440001, Well 2=T60242430001).

**Response:** Since the time of the initial Health Department referral, the groundwater wells for the site have been installed and a detailed hydrogeological study will be submitted to the Health Department by May 1, 2007. The well locations have been labeled on the SPEX plat as recommended.

**Community Planning**  
**Comments dated March 23, 2007**

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**Comment: 1.** The location of the proposed schools is not consistent with plan policies, which call for the location of new public schools within or immediately adjacent to the existing Villages, Towns, and Joint Land Management Areas. The subject site is located approximately 2 linear miles from the Town of Hillsboro and 5 linear miles from the Town of Lovettsville. The proposed schools, with a combined student/staff population of over 2,400 individuals, are also not compatible with existing land uses of the surrounding area and with planned land uses that call for a base density of 1 dwelling unit per 20 acres and rural economy uses.

**Response:** Loudoun County Public Schools respectfully disagrees with the statement that the proposed school site is not consistent with The Plan policies. Policy 8 states that, *whenever possible, new public schools in the Rural Policy area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas.* Policy 4 provides that *public school sites should be located at the focus of the attendance area and provide safe and convenient access for students.* Policy 2 states that *sites will be acquired in advance of the recognized short and long term future needs to minimize school transportation costs and to structure future planned growth.*

The graphic (Graphic 2) provided in the staff referral provides an excellent depiction supporting the proposed school site location. It is true that schools have historically been clustered around the Towns, notably the Towns located in the Route 7 corridor, because that is where the majority of the existing student population is presently centered. Approximately 57% of the student population is located within one mile of the Route 7 corridor. In order to facilitate the efficient delivery of educational services, schools have been constructed in close proximity

to this population base. There are four elementary schools (Round Hill, Emerick, Mountain View and Hamilton) with an additional proposed (Culbert), two middle schools (Blue Ridge and Harmony) and one existing (Loudoun Valley) and one proposed (Fields Farm—HS-3) high school within this corridor.

As a part of the Countywide remapping, the County approved a two tier rural zoning, with a lower density rural zoning in the southern portion of western Loudoun and a higher density in the northern portion of western Loudoun. Based on the rural rezoning, the County projects the potential for another 15,236 homes in Western Loudoun at buildout. Since the southern portion of the County is lower density (AR-2, base density of 1 dwelling unit (du) per 40 acres and 1 du per 10 acres clustered) and since the areas around the Towns have predominately developed, this leaves the northern portion of western Loudoun as the primary, anticipated growth area. The AR-1 District provides a base density of 1 du per 20 acres and a clustered density of 1 du per 5 acres. Because it is anticipated that the growth will occur in the northern portion of western Loudoun and because the Route 7 corridor has a well established school cluster(s) to serve that corridor and the southern rural tier, the future schools for western Loudoun are targeted for the northern portion of the County. To most efficiently serve the planned and zoned growth, the next school cluster should be positioned in this northern area, in proximity to the anticipated growth and in proximity to the primary access corridors of Route 9 and Route 287. The graphic provided by staff illustrates the Route 7 school clusters in proximity to the proposed school site. In addition, the graphic illustrates that the Grubb property is ideally situated to serve the northern tier as it is between Hillsboro and Lovettsville and will have good access (with improvements) to the primary transportation corridors.

In western Loudoun, it is extremely important to acknowledge the realities that both the School Board and County have in providing services to the area. Western Loudoun is no longer a "rural" area, but a vast low density suburb. Most of the farms in the west have been carved up into residential subdivisions that create far more demands for county services than the farms which once dotted the rural landscape. There are a handful of working farms left in the County that was once the dairy capital of Virginia. Western Loudoun's historical residential development pattern has been and will continue to be that of by-right residential uses. Consequently there will be no proffers made to the County for important public facilities like schools, fire and rescue stations, libraries etc. It will be the responsibility of County and School Board staff to acquire land for needed public facilities.

The lawsuit that the County and School Board are involved in regarding the proposed high school on the Fields property is a case in point. The School Board staff examined well over twenty different locations for the proposed facility, most

of which were well beyond the limits of the western Loudoun towns. The Purcellville-Hamilton area yielded three sites that meet the General Plan criteria for being in or adjacent to the towns.

Hamilton vigorously objected to the Nichols and Assaad tracts being used for high school purposes. The only tenable site for a high school in and around Purcellville is the Fields tract. School Board staff examined several different locations in and around Round Hill, a town that wanted a high school. Unfortunately, the sites most suitable for a high school and its program were protected by open space easements and covenants that insured their character would not change. Round Hill residents who helped acquire those protections on the subject properties assured School Board staff that they would sue to protect the open space easements and covenants that were part of their original settlement with the developer of the Villages of Round Hill. Staff did locate one potential site outside of the Town of Lovettsville, but it would have required the construction of a by-pass around the town in order to provide access. All of the other potential sites were well outside of the existing towns. It is time to recognize that the plan goal of locating schools in the towns, villages or JLMA however laudable it may be, is not in touch with the reality associated with land availability, acquisition and development.

According to County staff, there are approximately 12,000 potential units in the Harmony/HS-3 attendance zone. Those future potential units will generate approximately 9,960 children. Approximately 5,080 will be elementary students, 2,290 will be middle school children and 2,590 will be of high school age. There is a clear need for another middle school and a high school located north of Route 9. The service area for these future, regional facilities will likely include the areas from Between the Hills (Rt. 671) to the Clarks Gap Road area in the east. Naturally, all points north of the location (e.g. Lovettsville) will likely attend MS-10 when it is constructed. As one logically examines the Grubb property in the context of its future potential catchment area, **it is centrally located** to the students that it will serve though it is outside of the General Plan's guidelines.

With regard to the compatibility of the proposed school in relation to the existing surrounding development, it should be noted that schools are typically viewed as a use that is compatible with residential development, even lower density residential development. The surrounding properties range in size with 3-6 acre lots to the north, 10-20 acre lots across Route 611, 3-20 acre lots to the east and a larger 30 acre site to the south. The layout of the site will place the physical education fields along Route 711 and the drainfield area along John Wolford Road and the eastern side of the property providing significant open areas to the east and west. To the north is the existing floodplain and to the south there will be a distance of approximately 200 feet between the proposed elementary school

and the southern property boundary. The school buildings are to be centrally located on the property. The ball fields will not be lighted and landscape buffers will be provided around the site.

**Comment: 2. The location of the proposed schools on the subject site would exacerbate the need for traffic improvements already anticipated by background traffic alone. The subject site is also located within an area that was not planned for the road infrastructure necessary to adequately serve the schools. Constructing the schools on the subject site would generate the need for unplanned road improvements and would necessitate the need for paving and improving John Wolford and Purcellville Roads to accommodate a school/staff population of over 2,400 students and an estimated 3,300 ADT's. Paving and upgrading these roads are not consistent with the policies of both the Revised General Plan and the Countywide Transportation Plan for rural, unpaved roads. Road improvements for secondary roads in the Rural Policy Area, including John Wolford Road and Purcellville Road, should only be undertaken when required for essential safety enhancements to provide adequate levels of service and safety.**

**Response:** LCPS recently undertook an extensive search for land for the western Loudoun high school site now proposed at Fields Farm (SPEX 2006-0022). In locating school sites there are a number of factors that must be taken into account including transportation. What is clear in examining western Loudoun is that every school site will require "unplanned" road improvements because the road network in western Loudoun is designed for a much lower density than it will be serving. Whether it is the traffic that travels through western Loudoun to reach job destinations, or the by-right subdivisions that will continue to bring new residents to the County, the road network will require upgrades. While John Wolford Road and Route 611 will need to be improved to accommodate the project school traffic, these roads are relatively straight with minimal topographic concerns and no floodplain crossings. They both connect to major travelways (Route 9 and Route 287) and will afford good access from the northern portion of the County. Schools are necessary to serve the western Loudoun population and therefore road safety enhancements will be necessary to provide adequate levels of service and safety. LCPS respectfully disagrees that the upgrading of these rural roads is inconsistent with the Plan policies

**Comment: 3. The environmental, social, health, and traffic, safety and direct costs of a school system that delivers most students to school via school buses and personal automobiles can be significant. The proposed school location, adjacent to surrounding developments and roadways where safe**

**accommodations for students are not provided or planned for, means that plan policies that call for safe routes to school in order to increase the number of students that bicycle and walk to school cannot be met.**

**Response:** LCPS agrees that the costs of delivering students to schools can be significant which is why it is critical to place the schools in proximity to the population they will serve. The proposed school site, with appropriate road improvements, will be safely served and will meet the projected needs of the growing western Loudoun population. In rural areas, it is impractical to believe that students will be able to bicycle or walk to school, except from very limited and proximate home sites. Even within the rural towns the sidewalk systems are not continuous and provide no bicycle lanes.

**Comment: 4. Staff recommends the Special Exception Plat include a 50-foot management buffer adjacent to the boundaries of the floodplain and its associated wetlands. Staff also recommends that the final location of all stormwater management facilities be located outside of the stream corridor. If the location is within the stream corridor, staff recommends the applicant limit the location of the facility to within the 50-foot management buffer and that the applicant commit to Best Management Practices (BMP).**

**Response:** The staff recommendations have been incorporated into the SPEX plat. The 50 foot buffer has been added adjacent to the floodplain and associated wetlands and the proposed stormwater management facilities are located outside of the stream corridor.

**Comment: 5. Due to its classification as a perennial stream and its overall contribution to the Catocin Creek watershed, staff recommends the applicant protect and preserve the stream that originates from the spring by incorporating the stream and a 50-foot management buffer into the subject site's stream corridor resources. The 50-foot management buffer should be identified on the Special Exception Plat. Furthermore, staff recommends the applicant consider restoring the spring house and barn and, if feasible, utilize the stream corridor as an opportunity to create a living lab, i.e., incorporating its natural resources and hydrological functions into the school curriculum.**

**Response:** The 50 foot buffer has been depicted on the SPEX plat. LCPS will restore the spring house on the property.

**Comment: 6. Plan policies support the preservation of forest cover and vegetation adjacent to the perennial stream and wetlands to act as a riparian buffer to reduce sedimentation and erosion and protect the surface water**

quality of the stream and the Catoctin Creek watershed. Staff recommends the applicant commit to designating tree conservation areas on the Special Exception Plat that include: 1) Preserving the hardwood riparian corridor adjacent to both sides of the unnamed tributary of Catoctin Creek located on the northern portion of the subject site, and 2) Preserving the existing fence row adjacent to the headwaters of the spring.

**Response:** Tree save areas have been depicted on the SPEX plat as recommended by staff.

**Zoning Administration**  
**Comments dated February 27, 2007**

## **II. CONFORMANCE WITH SECTION 6-1310 , SPEICAL EXCEPTION ISSUES FOR CONSIDERATION**

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**Comment:** II. 1. Section 6-1310(B)(J) and (L). Staff questions whether the schools will have effective measures of fire control (§6-1310(B)), whether the traffic expected to be generated will be adequately and safely served by roads (§6-1310(J)), and whether the school will be adequately served by essential public facilities and services.

**Response:** The proposed schools will have effective measures of fire control, be served by adequate and safe roads and be served by essential public facilities and services.

### **Fire Safety:**

As noted in the Statement of Justification, the schools will be constructed to meet required building safety codes, including the provision of a sprinkler system. In addition, water storage for fire fighting purposes will be provided on site as a part of the development of the water treatment facilities. The water storage will be sized to meet the fire suppression requirements. This type of storage is provided at other rural school locations such as Mountain View Elementary School. Loudoun County Public Schools works closely with the Department of Fire and Rescue to ensure that the schools incorporate the necessary fire protection measures.

Traffic Safety:

As a part of the application, a detailed traffic analysis was filed with the application. This analysis has been reviewed by VDOT and the County Office of Transportation (OTS). Road improvements designed to provide adequate and safe access will be provided as a part of the development of the school facilities. More specifically:

Prior to the occupancy of the Elementary School:

- Provide right-of way as needed and upgrade Route 694, John Wolford Road, to provide 11 foot in width asphalt travel lanes with adequate ditch and shoulder from the northern boundary of the school site (or the terminus of the public street) to Route 287
- Construct a NB left turn lane, a SB right turn lane, and an EB right turn lane at the intersection of Route 694 and Route 287
- Construct a cul-de-sac turn around at the end of Route 694
- Construct a NB left turn lane and a SB left turn lane at the intersection of Route 693, Morrisonville Road, and Route 287.
- Provide signalization at the intersection of Route 694 and Route 287 when VDOT warrants are met

Prior to occupancy of the Middle School:

- Provide right-of-way as needed and upgrade Route 611, Purcellville Road, to provide 11 foot in width asphalt travel lanes with adequate ditch and shoulder from the northern boundary of the school site to Route 9
- Construct an EB left turn lane, a WB right turn lane, and a SB right turn lane at the intersection of Route 611 and Route 9
- Provide signalization at the intersection of Route 611 and Route 9 when VDOT warrants are met
- The Route 611 access will be emergency access only until the middle school is opened and the road improvements outlined above are installed.



Essential Services:

The proposed school use will be adequately served by essential services. On site water and wastewater systems will be provided, road access will be upgraded to provide adequate access, fire protection water storage will be provided and all other utilities needed to serve the site will be available. In addition, it is important to recognize that the schools will provide an essential service to the growing Western Loudoun community.

**III. CONFORMANCE WITH THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE**

**Comment: III. 1. Table 2-120. Provide additional information concerning the sewer treatment and water treatment facilities identified on the special exception plat. Specifically, explain who will be using the facilities. Staff questions the size of the facilities if they shall be used exclusively for the elementary school and the middle school; the water treatment facility appears to be approximately 5,000 sq. ft. in size and the sewer treatment facility appears to be approximately 9,500 sq. ft. in size.**

**Response:** The area shown on the SPEX plat is simply an area within which the facilities will be located. The on-site water and waste water facilities will serve only the proposed school use. The actual facilities size will be determined during the design phase of the infrastructure, typically at site plan stage.

**Comment: III. 2. Section 2-103(A)(3). Staff recommends that the Applicant provide details concerning the phasing of all improvements and state a minimum/maximum square footage to be provided during each phase only. Be advised that the sewer treatment and water treatment facilities should be included.**

**Response:** A phasing line has been provided on the SPEX plat. The elementary school is to be constructed first and will include the water and wastewater treatment facilities. The school building, parking, access roads, and recreational facilities will be constructed to serve each school as they are developed. The water and wastewater facilities may be either constructed up front to serve both uses or expanded at the time of middle school construction.

**Comment: III. 3. Section 2-103(A)(3)(c). The yard illustrated on the special exception plat adjacent to Purcellville Road appears to be internal to the site. Is any portion of the property to be dedicated? In addition, it does not appear as if the minimum 35 ft. yard (from any other road ROW) has been**

**provided in the southeast corner of the site, adjacent to John Wolford (Rt. 694).**

**Response:** Loudoun County Public Schools cannot dedicate right-of-way but rather provides easements for road purposes. The SPEX depicts the right-of-way easement proposed along Purcellville Road and provides the yard requirement from the easement. The SPEX plat has been revised to provide the minimum 35 foot yard in the southeast corner of the site adjacent to John Wolford Road.

**Comment: III. 4. Section 4-1500. Illustrate the limits of the Major and Minor Floodplain on the special exception plat.**

**Response:** The SPEX plat has been revised to illustrate the limits of the Major and Minor floodplain. There is a very small area of Minor Floodplain at the western edge of the property along Route 611.

**Comment: III. 5. Sections 5-1000. Illustrate the limits of the Scenic Creek Valley Buffer if the major floodplain is less than the §5-1002 setbacks.**

**Response:** The Scenic Creek Valley Buffer falls within the proposed 50 foot management buffer to the floodplain and has been depicted on the SPEX.

**Comment: III. 6. Section 5-1100. Identify the proposed uses and state the rate at which parking will be provided for each use only.**

**Response:** The SPEX plat has been revised to note that parking will meet or exceed the requirements of Section 5-1100.

**Comment: III. 7. Section 5-1300. Remove Note #17.**

**Response:** Note 17 regarding tree canopy has been removed as recommended.

**Comment: III. 8. Section 5-1400. Revise the buffer yard label adjacent to parcel MCPI# 446-19-5911 to specify that it is a side, not a front yard buffer. In addition, be advised that at the time of site plan, buffer yards must be provided in accordance with the special exception plat. In the alternative, state that buffer yards will be provided in accordance with §5-1400 only.**

**Response:** Note 16 has been revised to reflect that buffer yards shall reflect consolidation of lots.

**Comment: III. 9. Section 5-1508. The Applicant indicates, in Note #6 on Sheet 1, that there are no steep slopes on the property. However, County**

**records indicate that 0.49 acres of Moderately Steep Slopes (15-25%) are located on Parcel 35.**

**Response:** There are small areas of moderately steep slopes proximate to the floodplain which have been added to the Special Exception Plat.

**Comment: III. 10. Article VIII. The outdoor storage of vehicles is permitted if accessory to the elementary and middle school uses on the property. The area must be enclosed by a fence, wall, landscaped berm, or other suitable and appropriate method.**

**Response:** The school bus area will serve the proposed elementary and middle schools. An evergreen buffer has been added to screen the proposed bus parking area except for the western side where the proposed middle school building will serve as a screen.

#### **IV. STATEMENT OF JUSTIFICATION COMMENTS**

**Comment: IV. 1. County records indicate that both Major and Minor Floodplain areas are located on the site. Revise page 2 accordingly.**

**Response:** The Statement of Justification has been corrected as noted by staff.

**Comment: IV. 2. County records indicate that 0.49 acres of Moderately Steep Slopes (15-25%) are located on Parcel 35. Revise page 3 accordingly.**

**Response:** The Statement of Justification has been corrected as noted by staff.

**Comment: IV. 3. On Page 4, the Application indicates that "initial access to the site is available from Route 9 via Route 611." This statement is inconsistent with what is stated throughout the Statement of Justification, and with what appears on the special exception plat. Please clarify.**

**Response:** The Statement of Justification has been corrected as noted by staff. Initial access is to be via John Wolford Road to the elementary school. There will be EMERGENCY ACCESS ONLY via Route 611 until such time as the middle school is constructed.

#### **V. ADDITIONAL COMMENTS**

**Comment: V. 1. On Sheet 1, state that the site is zoned AR-1 under the Revised 1993 Loudoun County Zoning Ordinance. Also indicate that portions of the**

**site lie within the limits of the Floodplain Overlay District (FOD) (Major and Minor Floodplain).**

**Response:** The recommended change had been incorporated.

**Comment:** V. 2. Generally, remove all references to ZMAP-2005-0042, ZOAM-2005-0002, DOAM-2005-0003, etc. and simply refer to the Revised 1993 Loudoun County Zoning Ordinance.

**Response:** The recommended change had been incorporated.

**Comment:** V. 3. Revise Note #16 to refer to §5-1400 Buffering and Screening requirements (instead of Landscaping and Buffering requirements) and remove reference to ZOAM-2005-0002.

**Response:** The recommended change had been incorporated.

**Comment:** V. 4. A spring house is referenced in Note #26, however, this structure does not appear on the plan, nor is it included in the zoning tabulations. Please revise.

**Response:** The recommended change had been incorporated.

**Comment:** V.5. Re-name Sheet 2 "Special Exception Plat" and not "Site Plan."

**Response:** The recommended change had been incorporated.

**Comment:** V.6. Staff recommends that the special exception plat be revised to remove soils and grading information (this information also appears on Sheet 3) in order for it to be more easily read.

**Response:** The recommended change had been incorporated.

**Comment:** V.7. Remove reference to ZOAM-2005-0002 in the zoning tabulations on Sheet 2.

**Response:** The recommended change had been incorporated.

**Response Comment:** V.8. Label the elementary school softball field and the middle school softball field.

**Response:** The recommended change had been incorporated.

**Response Comment:** V.9. Note #1 on Sheet 3 incorrectly identifies the zoning of the site.

**Response:** The recommended change had been incorporated.

#### **IV. CONDITIONS OF APPROVAL**

**Comment 1.** As of the materials submitted with this application are based on the assumption that a BLAD will be approved, Staff recommends a condition to that effect.

**Response:** This condition is acceptable to LCPS.

#### **Office of Transportation Services Comments dated February 12, 2007**

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**Comment 1:** All proffered road improvements associated with the John Wolford Road entrance should be in place prior to the opening of the elementary school.

**Response:** This condition is acceptable to LCPS. Specifically, LCPS understands that the following improvements are to be in place prior to the opening of the elementary school:

- Provide right-of way as needed and upgrade Route 694, John Wolford Road, to provide 11 foot asphalt travel lanes and adequate shoulders/ditches from Route 287 (Berlin Turnpike) to the northern property line of the school site (or the terminus of the public street) to Route 287
- Construct a NB left turn lane, a SB right turn lane, and an EB right turn lane at the intersection of Route 694 and Route 287
- Construct a cul-de-sac turn around at the end of Route 694
- Construct a NB left turn lane and a SB left turn lane at the intersection of Route 693 and Route 287.
- Provide signalization at the intersection of Route 694 and Route 287; this improvement is contingent upon VDOT approval

**Comment 2: All proffered road improvements associated with the Purcellville Road entrance should be in place prior to the opening of the middle school.**

**Response:** This condition is acceptable to LCPS. Specifically, LCPS understands that the following improvements are to be in place prior to the opening of the middle school:

- Provide right-of-way as needed and upgrade Route 611, Purcellville Road, to provide 11 foot asphalt travel lanes with adequate shoulders/ditches from Route 9 to the northern boundary of the school site
- Construct an EB left turn lane, a WB right turn lane, and a SB right turn lane at the intersection of Route 611 and Route 9
- Provide signalization at the intersection of Route 611 and Route 9; this improvement is contingent on VDOT approval
- The Route 611 access will be emergency access only until the middle school is opened and the road improvements outlined above are installed.

**Comment 3: The Purcellville Road entrance should only be open to emergency vehicles until the road improvements associated with Purcellville Road are completed.**

**Response:** This condition is acceptable to LCPS, also noted in response to comment #2, above.

**Comment 4: Staff has concerns about the location of the site entrance so close to the curve on John Wolford Road. The applicant should move its driveway south to bend of John Wolford Road. The driveway and John Wolford Road should connect to form a "T" intersection. If possible the intersection should be aligned with the private driveway on the South side of the curve.**

**Response:** The access to John Wolford has been moved further to the north to provide additional separation between the school entrance and the property to the south. LCPS desires to maintain adequate distance between the school entrance and the entrance to the single family residence. The distance meets the requirements for entrance spacing and provides a safe and adequate access to the

school site. Widening of the pavement at the site entrance will be provided by LCPS if VDOT and the County believe such an enhancement would be desirable during the design stage review.

**Comment 5.** The applicant should construct a cul-de-sac at the end of John Wolford Road, in order to provide a turn-around for maintenance vehicles.

**Response:** Acknowledged.

**Comment 6:** If the applicant does not intend to open the Purcellville Road entrance until after the Elementary School is opened, an emergency access easement should be provided from the Purcellville Road entrance. The Purcellville Road entrance should remain closed to all other traffic, including construction traffic, until the Purcellville Road improvements are in place and the entrance has been accepted by VDOT.

**Response:** This condition is acceptable to LCPS.

**Comment 7:** Staff notes that the applicant has offered road improvements listed on page 59 of the traffic impact analysis dated December 21, 2006. Staff agrees with the applicant's conclusion that significant upgrading/paving is needed to ensure safe ingress/egress of both bus traffic and parent/faculty traffic, as well as construction traffic. The applicant should clarify that the improved segments of John Wolford Road and Purcellville Road will be paved with 11 foot travel lanes, and necessary shoulder and ditch improvements. Portions of John Wolford Road built to pave-in-place standards must be paved to full VDOT standards.

The upgrading paving of John Wolford Road should extend from the terminus of the public road to Route 287. Upgrading and paving of Purcellville Road should extend to the northern boundary of the property frontage.

**Response:** LCPS acknowledges that John Wolford Road and Purcellville Road will need to be upgraded to provide 11 foot in width asphalt lanes with appropriate ditch and shoulder in accord with VDOT standards. At a meeting held with VDOT, OTS and LCPS on April 11, 2007, it was agreed that right-of-way as necessary to accommodate the road improvement would be provided. The right-of-width may vary and the improvement may be accommodated in the existing 40 foot right-of-way, except at the intersection of Route 694 and Route 287. In any event, right-of-way and/or easements will be provided as necessary to comply with the required road construction.

**Comment 8:** The applicant should provide adequate right of way to construct Purcellville Road and John Wolford Road in a 50 foot right-of-way.

**Response:** See Response #7 above. The requested 50' of ROW is not necessary; VDOT and OTS have agreed to an approach that requires 40' of ROW.

**Comment 9:** Additional through lanes on Route 9 and Route 287 are not called for by the Countywide Transportation Plan.

**Response:** Acknowledged

**Virginia Department of Transportation**  
**Comments dated March 16, 2007**

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**Comment: 1.** The road improvements recommended in the traffic study should be accomplished, especially including widening of Route 694 and 611, turn lanes at Route 287/694 and 9/611, and a signal when warranted at Route 287/694.

**Response:** LCPS is agreeable to this condition. School related improvements will be provided as a part of the respective school construction.

**Comment: 2.** Turn lane lengths on Route 9 and 287 should be 400' long plus 100' bay taper and 55:1 left turn lane transition taper. See VDOT Northern Virginia District November 1985 Turn Lane Policy.

**Response:** LCPS understands that the turn lanes at Rt. 287/Rt. 694, Rt. 287/Rt. 693 and Rt. 9/Rt. 611 will need to meet these requirements.

**Comment: 3.** Route 611 improvements should include paving.

**Response:** Acknowledged.

**Comment: 4.** Have signal warrants been examined at Route 9/611?

**Response:** LCPS will provide signalization at the Route 9 and Route 611 intersection; this improvement is contingent upon VDOT approval.



**Town of Purcellville**  
**Comments dated March 13, 2007**

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**Comment: 1.** In the statement of justification, it is noted that the LCSP CIP projects an additional western Loudoun elementary school for the Fall of 2012 and an additional western Loudoun middle school for the Fall of 2015. It is also noted that student population growth could affect the timing of the need for these schools. Given the weakness in the residential real estate market, it seems more likely that student population growth will slow down the need for these schools. Assuming construction takes 18 months, that leaves a minimum of 3 years when the property will simply sit vacant. In the Town's opinion, it is too soon to be obtaining a Commission Permit for these schools.

**Response:** The planning process for any school site typically requires approximately four years from start to completion. Potential site identification, acquisition negotiation, and site feasibility alone can take a year. There are numerous feasibility tests including soils work for drainfields and hydrogeologic analysis in rural areas, tree inventory, wetlands study, rare and endangered species study, archaeological and historic survey and a traffic analysis. Time is also required to prepare the land development applications which may include any combination of rezoning, zoning concept plan amendment, special exception, commission permit and/or site plan. In order to gain initial Health Department approval for any legislative review, a preliminary design for the proposed wastewater system and a detailed hydrogeological study for the water source are required in rural areas. The review and approval of the land development applications require a minimum of 8 months to as long as two years. In addition, construction plans for required off-site improvements, right-of-way acquisition, and utility relocation may be involved. After the legislative and ministerial approvals are obtained, then construction may begin. As Loudoun grows, sites are increasingly difficult to obtain and property owners are not always willing to wait until all the studies and approvals may be obtained. LCPS respectfully submits that contrary to being too soon, there is an urgent need to secure school sites for the County's projected growth as soon as possible.

**Comment 2.** Has this site been evaluated for a high school? If so, the Town requests the opportunity to review any evaluation, discussion or criteria used to initiate the acquisition and application. Several arguments can be made that this site is better for a high school. The timing is better, the site is over 100 acres, it is located near a primary road, and it is fairly centrally located in the proposed HS-3 attendance zone. It is premature to pursue a special

**exception for a specific school type for this property, especially in light of the pending litigation between the County and the Town regarding the Fields Farm high school site.**

**Response:** The site and land development applications for HS-3 are presently pending.

**Comment 3. As this application affects all western Loudoun towns, referrals should also be sent to Round Hill and Hamilton.**

**Response:** Neither Round Hill nor Hamilton are expected to be in the service area for the proposed elementary and middle school. Purcellville is also not expected to be in the service area for the proposed schools.

**Comment 4. The referral cover memorandum mentions several attachments which were not included in our packet. The Town would like to see the traffic analysis to evaluate the traffic impacts south of the proposed schools.**

**Response:** LCPS has forwarded copies of the traffic analysis to the Town as requested.

**Department of Fire, Rescue and Emergency Management  
Comments dated February 20, 2007**

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**Comment 1. A semicircle similar to the current configuration of the Lovettsville Elementary School will allow better access (and flow) of emergency vehicles through the site.**

**Response:** LCPS reviewed the recommendation of Fire and Rescue but needs to keep the loop as depicted in order to provide for sufficient bus stacking. If the loop were changed to a semicircle it would only allow for approximately 9 buses to stack along the curb. The proposed loop provides for 17 busses as designed. The proposed loop is consistent with the design at several schools.

**Environmental Review Team  
Comments dated April 5, 2007**

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**Comment:** To minimize long term demands on energy and water required by this complex, staff suggests consideration of incorporating conservation measures into site design beyond what is normally done for county schools,

**including universal use of low flow toilets and waterless urinals, harvesting of rainfall from rooftops for plumbing and/or irrigation needs, and geothermal energy sources.**

**Response:** LCPS schools incorporate low flow toilets but experience with waterless urinals has resulted in maintenance and potential nuisance issues. The playing fields at elementary and middle schools are typically not irrigated and are not proposed in this instance. LCPS staff is interested in better understanding staff's recommendation for the use of geothermal energy sources at this location. We would be happy to meet with staff to further explore the concept and are presently examining available information to better understand such opportunities.

**Comment:** Staff Recommends that the school construction include a reforestation plan for the river and stream corridor of the major floodplain on site.

**Response:** LCPS will work with the County to develop and implement a reforestation plan for the major floodplain along the northern property boundary.

**Comment:** Staff recommends adjusting the pond on the NW corner to avoid the black gum tree.

**Response:** The pond location has been adjusted to avoid the black gum tree.

**Comment:** Staff encourages low impact development measures like harvesting of rooftop runoff and infiltration bmp measures for the parking lot runoff to minimize pond sizes and the runoff rates leaving these ponds.

**Response:** We have eliminated the two ponds with the questionable outfalls and are now proposing one SWM/BMP pond. This pond will outfall into an existing on-site channel which is much better defined and drains directly into the major floodplain. See sheet 2. The other two outfalls will have less water draining to them in the proposed condition so storm water easements will not likely be necessary. Your encouragement regarding the use of low impact measures is noted. We will consider them during the preparation of the site plan.

**Comment:** Staff recommends that LCPS conduct a floodplain study for the stream reach prior to or during the site plan submittal.

**Response:** We do not believe that a detailed floodplain study of this major floodplain is necessary. The Middle School is approximately 640 feet away from the floodplain. The closest playing field is approximately 450 feet away. The

water treatment facility is approximately 500 feet away from the floodplain. The closest disturbance to the floodplain is the SWM/BMP pond which has been revised and moved further from the floodplain. The SWM/BMP facility is now located approximately 140 feet from the floodplain. Since all of the proposed facilities for this school site are located at significant distances from the floodplain we do not believe that performing a detailed floodplain study would provide any additional pertinent or relevant information for the construction of the facilities. A floodplain study waiver will be requested for this site.

**Comment:** Please depict moderately steep and very steep slope areas on the SPEX plat.

**Response:** There are limited areas of moderately steep slope which have been depicted on the SPEX plat.

**Comment:** Staff requests digital data layers for the Corps-approved wetland delineation and the sites identified in the Phase I Archaeological Survey.

**Response:** The requested information will be provided to the County.

**Parks, Recreation and Community Services**  
**Comments dated April 5, 2007**

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**Comment:** The Department of Parks, Recreation and Community Services has enjoyed a long-standing collaboration with Loudoun County Public Schools that allows the use of certain school facilities for PRCS programs. We appreciate that cooperative agreement and hope it continues since it is clearly consistent with the Revised General Plan policy that states school sites should be "community assets and the focal point for active recreation and after school programs".

**Response:** LCPS will continue to work with Parks and Recreation.

**Comment:** Staff strongly suggests the Applicant consider location of future site amenities such as a playground and track for the elementary school. Typically these facilities are not part of the original programming or funding of the school. Usually, these facilities are provided as an afterthought from parents through the PTO or PTA as a fun raising event. The Applicant should consider where such facilities should be located so not to compromise the proposed ball fields.

**Response:** LCPS will take this recommendation under consideration.

**Comment:** PRCS strong supports any efforts to protect and preserve wetlands, stream corridors trees, and native vegetation because these contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics- all of which contribute to the health of the community's residents.

**Response:** The proposed project preserves the wetlands, stream corridor trees and native vegetation. In addition, LCPS agrees to work with the County to develop and implement a floodplain reforestation.

**Comment:** PRCS has reviewed the material submitted and would not be in objection to a favorable recommendation of approval on this application.

**Response:** No comment necessary.

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**LOUDOUN COUNTY PUBLIC SCHOOLS  
COMMUNITY INFORMATION MEETING NOTICE**

**June 13, 2007 - Grubb Property**

The Loudoun County Public Schools will hold a community information meeting to review a proposed Western Loudoun Elementary (ES-25) and Middle (MS-10) School Site on Wednesday, June 13, 2007, in the cafeteria of the Lovettsville Elementary School (49 South Loudoun Street, Lovettsville) at 6:30 p.m. The elementary and middle schools are proposed to be located on property located between Route 287 and Route 611, north of Route 9 at the west end of Route 694, John Wolford Road (frontage on both Route 694 and Route 611). The property is more particularly described as a 104 acre property identified as MCPI Numbers 447-48-7740, 447-39-2786, and 447-40-1217. Commission Permit (CMPT 2006-0009) and Special Exception (SPEX 2006-0044) applications have been filed with Loudoun County to construct the two schools and associated facilities. The elementary school is proposed for 90,104 square feet with a design capacity of 875 students and the middle school is proposed for 168,000 square feet with a design capacity of 1350 students. These facilities are identified in the School Board Adopted FY 2008 Capital Improvements Program (page 3).

A community meeting was recently held for this proposal on May 16, 2007 at the Hillsboro Elementary School. A summary of that meeting's questions and answers can be found on the Loudoun County Public School web site at [www.loudoun.k12.va.us](http://www.loudoun.k12.va.us) under Quick Links, Planning and Legislative Services.

The purpose of the meeting is to share information with the surrounding community on the proposed schools. If you cannot attend and wish to have additional information, you may contact:

Dr. Sam Adamo, Director  
Sara Howard-O'Brien, Land Management Supervisor  
Phone: 571-252-1050 Fax: 571-252-1101  
Email: [lcpsplan@loudoun.k12.va.us](mailto:lcpsplan@loudoun.k12.va.us)  
Email: [Sara.HowardOBrien@loudoun.k12.va.us](mailto:Sara.HowardOBrien@loudoun.k12.va.us)  
Department of Planning and Legislative Services  
Loudoun County Public Schools  
21000 Education Court  
Ashburn, VA 20148

**COMMUNITY INFORMATION MEETING NOTICE: May 16, 2007**  
**LOUDOUN COUNTY PUBLIC SCHOOLS**

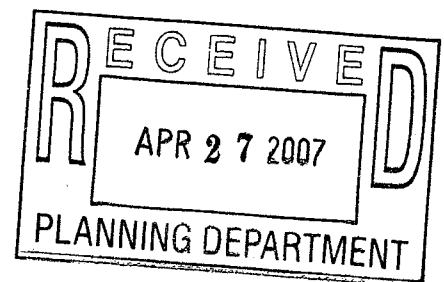
The Loudoun County Public Schools will hold a community information meeting to review a proposed Western Loudoun Elementary (ES-25) and Middle (MS-10) School Site on Wednesday, May 16, 2007, in the multi-purpose room of the Hillsboro Elementary School (37110 Charles Town Pike, east of the Town of Hillsboro) at 6:30 p.m. The elementary and middle schools are proposed to be located on property located between Route 287 and Route 611, north of Route 9 at the west end of Route 694, John Wolford Road (frontage on both Route 694 and Route 611). The property is more particularly described as a 104 acre property identified as MCPI Numbers 447-48-7740, 447-39-2786, and 447-40-1217. Commission Permit (CMPT 2006-0009) and Special Exception (SPEX 2006-0044) applications have been filed with Loudoun County to construct the two schools and associated facilities. The elementary school is proposed for 90,104 square feet with a design capacity of 875 students and the middle school is proposed for 168,000 square feet with a design capacity of 1350 students. These facilities are identified in the School Board Adopted FY 2008 Capital Improvements Program (page 3). The purpose of the meeting is to share information with the surrounding community on the proposed schools. If you cannot attend and wish to have additional information, you may contact:

Dr. Sam Adamo, Director  
Department of Planning and Legislative Services  
Loudoun County Public Schools  
21000 Education Court  
Ashburn, VA 20148  
Phone: 571-252-1050 Fax: 571-252-1101  
Email: [lcpsplan@loudoun.k12.va.us](mailto:lcpsplan@loudoun.k12.va.us)

or

Sara Howard-O'Brien, Land Management Supervisor  
Department of Planning and Legislative Services  
Loudoun County Public Schools  
21000 Education Court  
Ashburn, VA 20148  
Phone: 571-252-1156 Fax: 571-252-1101  
Email: [Sara.HowardOBrien@loudoun.k12.va.us](mailto:Sara.HowardOBrien@loudoun.k12.va.us)

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Loudoun County, Virginia

[www.loudoun.gov](http://www.loudoun.gov)

Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, June 19, 2007 at 9:30 a.m.

IN RE: CMPT 2006-0009 / TIMELINE EXTENSION FOR LOUDOUN COUNTY SCHOOLS – GRUBB PROPERTY

Mr. Clem moved that the Board of Supervisors approve a timeline extension to November 12, 2007 for Planning Commission action on CMPT 2006-0009, Loudoun County Schools – Grubb Property.

Seconded by Mrs. Waters.

Voting on the Motion: Supervisors Clem, Delgaudio, Kurtz, Snow, Staton, Tulloch, and Waters - Yes; None – No; Supervisors Burton and York – Absent for the Vote.

COPY TESTE:

DEPUTY CLERK FOR THE LOUDOUN  
COUNTY BOARD OF SUPERVISORS

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